

Offering Memorandum

FREEWAY INTERCHANGE LAND

±89.3 ACRES | INTERSTATE-10 & VADO DR, VADO, NEW MEXICO



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Property Overview

The subject property is located in Vado, New Mexico, just 19 miles southeast of Las Cruces, NM and 33 miles northwest of El Paso, TX. The property is adjacent to Interstate-10 (37,000+ VPD), and enjoys majestic views of the Organ & Franklin Mountains. Vado is located within the industrious “Borderplex”, a bi-national metro area, operating as a single economy for private business manufacturing and distribution with over 2.7 million people. **The Borderplex encompasses 2 nations and three states and serves as the 2nd most important on border trade point and the 14th largest trade center in the U.S. Over 70 Fortune 500 companies house operations in this space as well as more than 1,100 manufacturing operations.**



The subject property is comprised of five (5) parcels totaling ±89.3 Acres Commercial/Industrial Land.

Lot Size	89.3 Acres
APN	R1704126; R1704152; R1704154; R1902246; R1902248
Uses	Commercial, Industrial, Retail, Hospitality & Employment
Location	SEC & SWC I-10 & Hwy 227, Vado, New Mexico 2 parcels located just east of I-10 on Vado Dr/Hwy 227 & 3 parcels located just west of I-10 on Vado Dr/Hwy 227

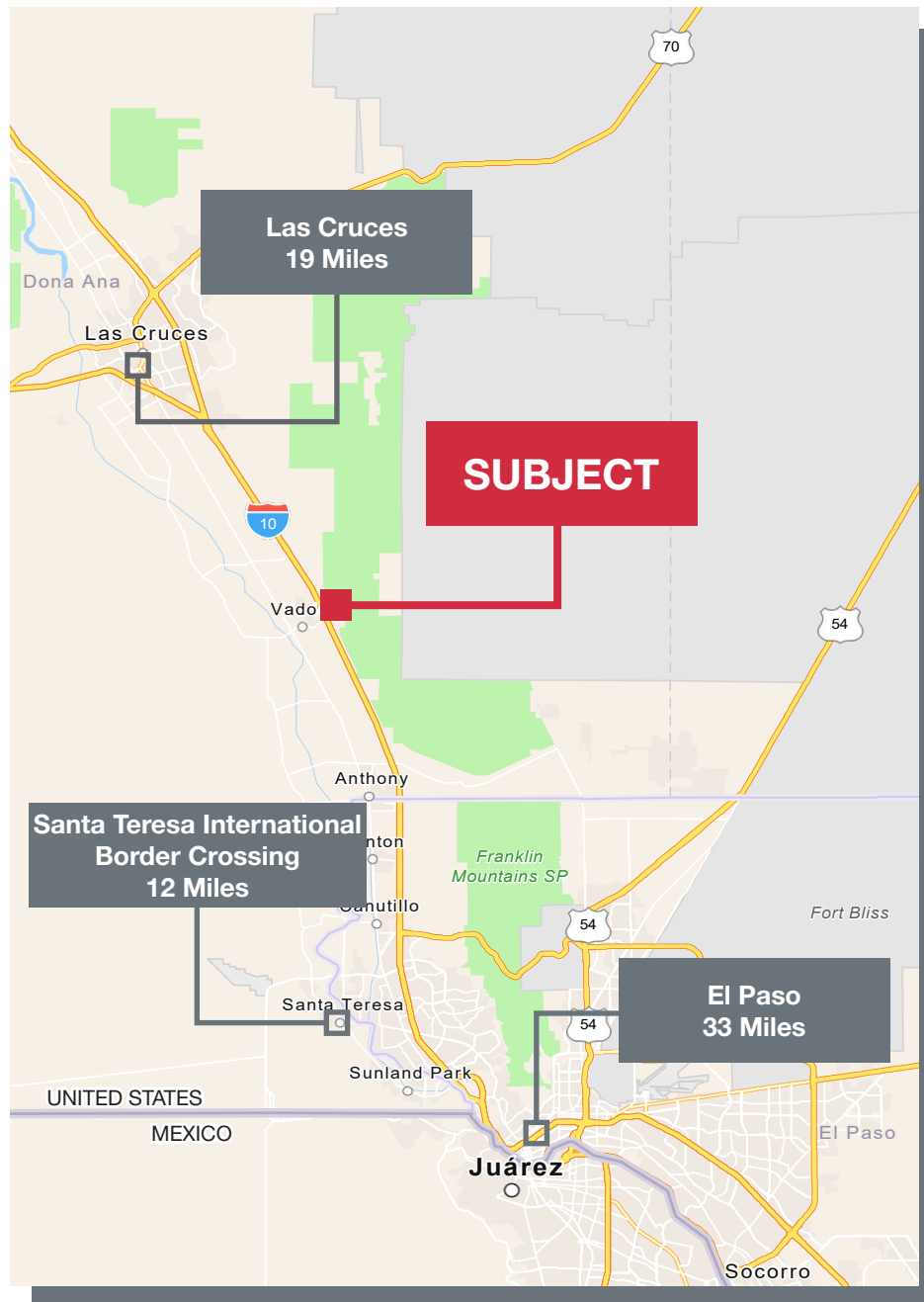
Why the Borderplex?

With six international ports of entry, rail, freight, and air connectivity options, the region is an established logistics hub that will get your products and people where they need to be, just in time.

Combined with one of the most business-friendly and competitive tax environments in the nation. Tax relief is one of the major reasons companies from around the world choose to do business in the region.



Trade Overview



United States-Mexico-Canada Agreement spells economic opportunity for Borderplex region

(El Paso Times - 12/19/2019)

Mexico is now America's single largest trading partner, and the U.S.-Mexico border has become a dynamic and critical economic driver for the United States. In 2018, trade between our nations totaled an estimated \$671.1 billion in 2018. Moreover, our region is now the fourth largest manufacturing hub in North America, and there are daily positive indicators of our interconnectedness with our southern neighbor.

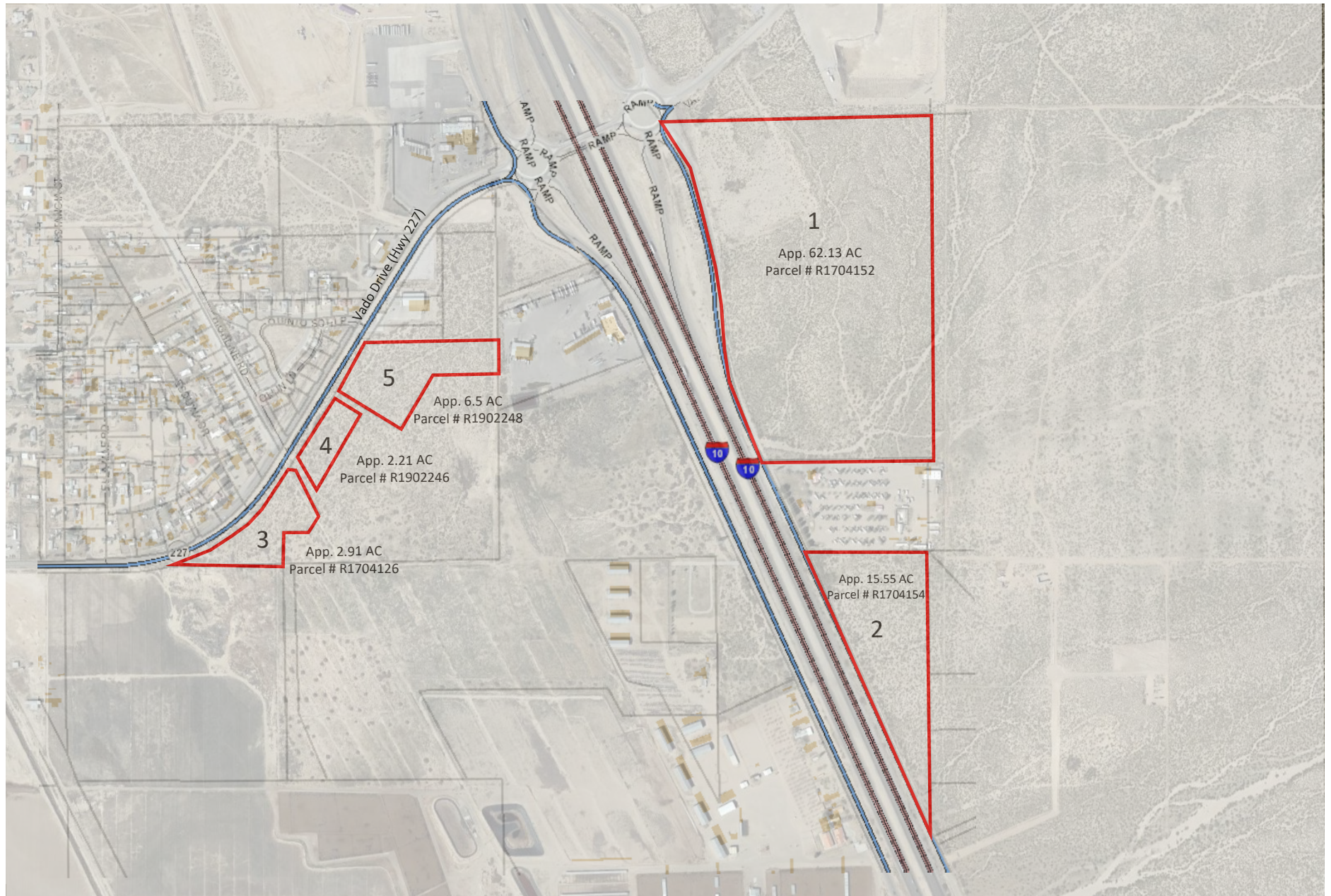
Consumers from Mexico cross the border to eat, shop and play, accounting for 20% to 30% of the retail sales in the El Paso area. Warehousing, logistics and customs brokers are critical industries in the region, and one in four jobs locally is connected to cross-border trade. All this has resulted in record-low unemployment and a positive trend in our regional economy over the quarter-century. Thankfully, many young people do not remember when our region consistently experienced double-digit unemployment rates, vacant buildings and an abandoned Downtown. In short, NAFTA has created jobs, hope and opportunity on both sides of the border.

NAFTA's successor, the United States-Mexico-Canada Agreement approved this week by the U.S. House, presents as NAFTA did, a once in a generation opportunity for economic development.

This trade agreement creates higher standards and better policies that will help our region's enterprises. This improved trade deal will address many of the outdated elements of NAFTA and ensure a level playing field for U.S. manufacturers to participate in international markets. Updates include new chapters on improved regulatory practices and technical barriers to trade. These new rules prevent discriminatory and unfair practices and improve the reliability and accessibility of new markets for businesses in our region and across the U.S.

Source: <https://www.elpasotimes.com/story/opinion/2019/12/19/usmca-spells-economic-opportunity-borderplex-region-jon-barela/2702972001/>

Site Plan





I-10 & Vado Dr | Vado, New Mexico

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